

CATTLE – TROPHY HUNTING RANCH

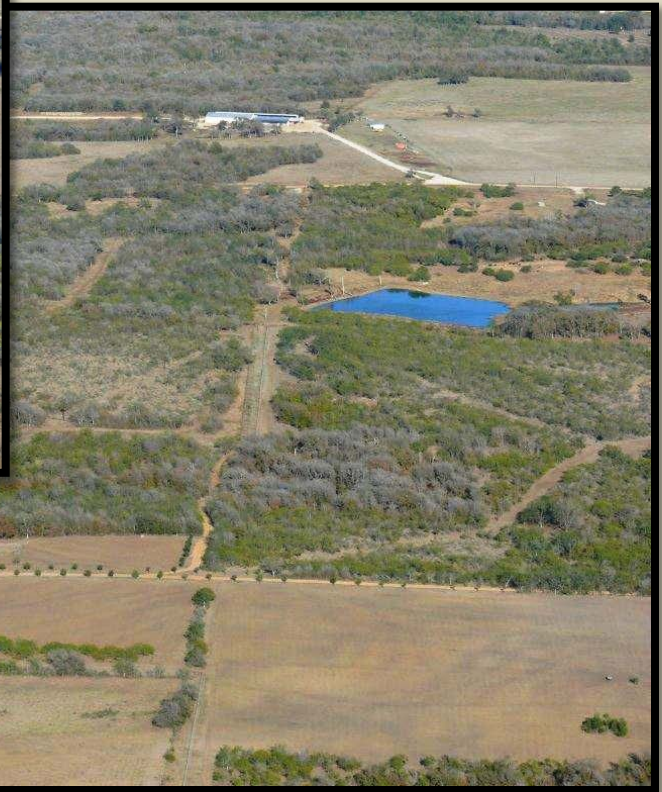
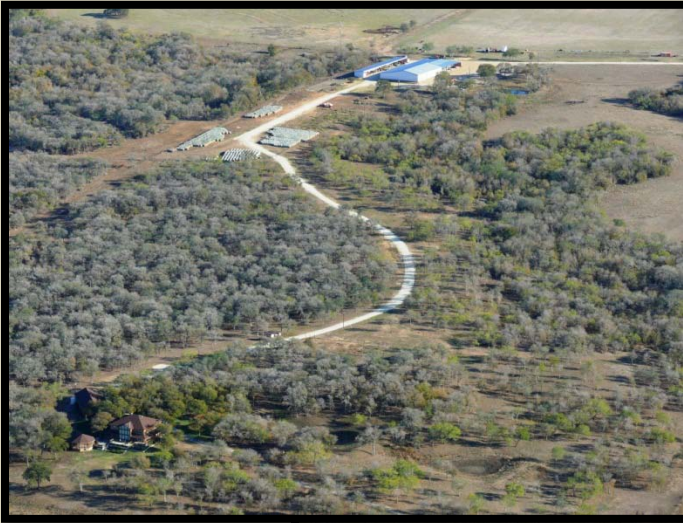
2,190 Deeded Acres - Central Texas- Milam County
(plus an optional lease of additional 233 acres)



Trophy Hunting- 440 Acres, produces great B&C numbers, guest lodge, a full turnkey opportunity. **Trophy White Tail** hunting ranch centrally located in the heart of the “[Texaplex](#)”. If you are looking for the opportunity to acquire a place where you can do the one thing you love the most, and generate sustainable revenue, this is the place for you! This property features elevation changes, multiple ponds and water sources, (the two largest of which have never gone dry), several food plots, and seasonal creeks. There are great thickets and heavily wooded areas which offers excellent wildlife habitat.....a hunter’s paradise! This property has been intensely managed for superior whitetail for the past 9 years. The whitetail herd consists of B&C bucks with superior genetics and TTT permitted doe. This property offers a guest lodge consisting of a bunkhouse area, a commercial kitchen, 2 additional private bedrooms, walk-in cooler and processing facility and so much more. For more details www.50XRanch.com



Combine this with a great cattle ranch and you’ve got the
“Ultimate Texas Ranch”



Cattle (Main ranch/Headquarters)- 1749.841 Acres, 19+ ponds and small lakes, Little Pond Creek frontage and frontage on multiple county roads. Improved and native pastures, hay fields, excellent fencing and cross-fencing with re-enforced pipe corners, frontage on 5 county roads, barns, pens, workshop with offices and headquarters area, electric gates, and more. Fishing, deer, duck, dove, hog and an occasional turkey frequent the property and provide for added recreational pleasures.

Log home – 4,511 sf, 7 bedrooms , 3.5 baths, office, game room area, with over 1,200 sf of covered wrap around porches and attached breezeways, over 1,200 sf of open decking and a 30' screened gazebo. Concrete circle and paved driveway, Sprinkler system, video security system, gated entry, fantastic views and more.

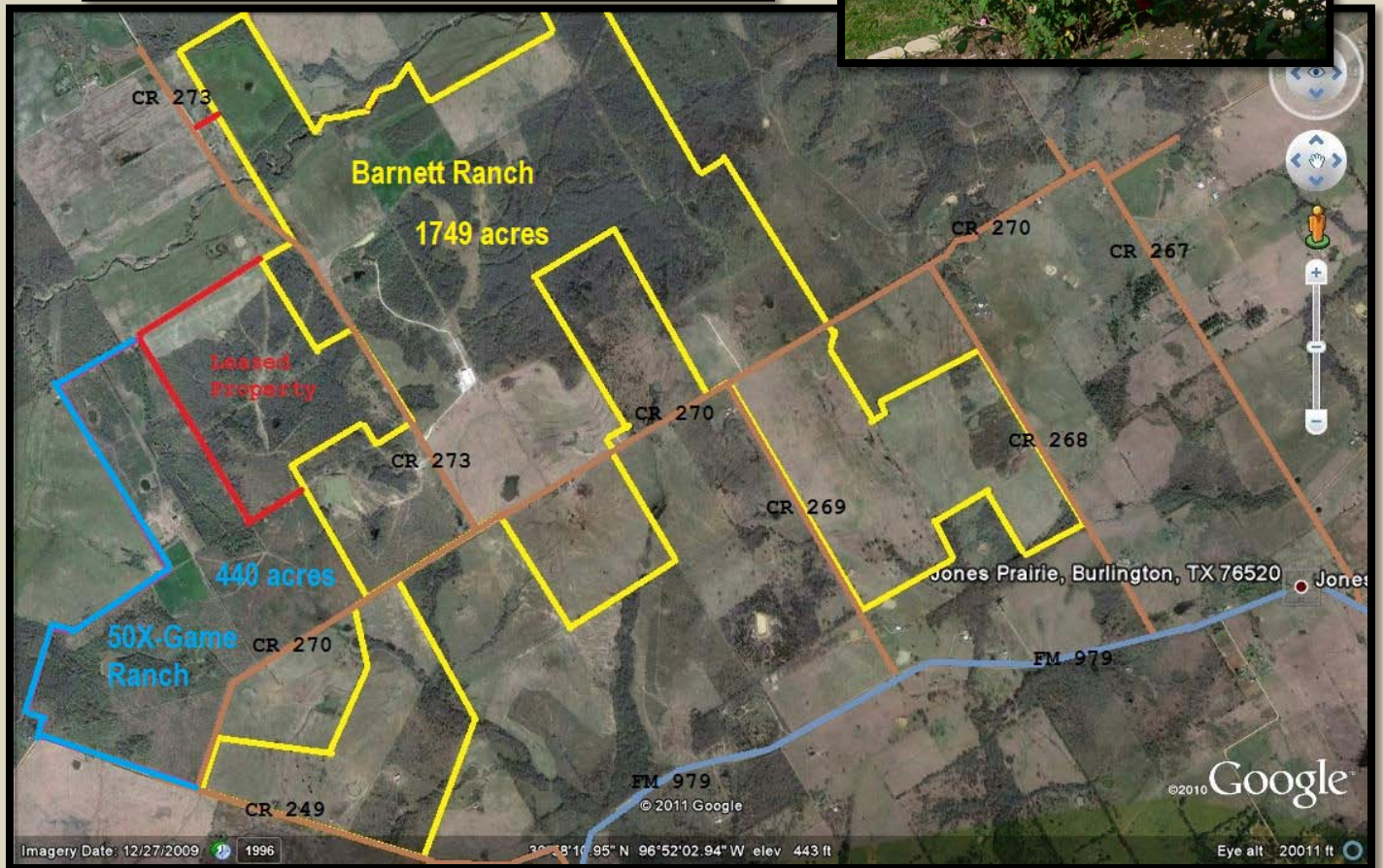
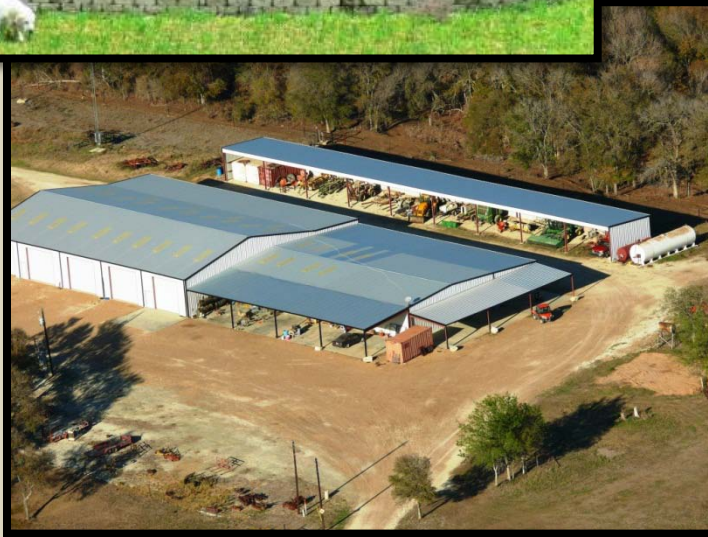
33'x24' 2 car carport with 9' enclosed storage area (log siding to match house)

31'x77' garage (includes a 2 car garage and 31'x30' climate controlled bonus room/storage area with huge walk-in closet and ½ bath (all with log siding to match house)

Ranch headquarters – 225' x100' metal building includes two large offices, game room/meeting area, 6 overhead doors, lots of built in cabinetry and storage, multiple pass through doors, lockable tool rooms, 20'x75' overhang carport off front, multiple restroom facilities, upstairs loft storage and more. This building goes on forever, too much here to list.

225' x 25' - 3 sided metal building for large equipment and hay storage

Small guest house on 75 acre tract- includes 900sf 2/1 frame with a 32'x50' enclosed metal building with 20' overhang/carport area on the front and ½ bath, two mobile homes , provide great weekend quest potential or ranch workers quarters, two sets of working pens and new fencing and cross fencing throughout the ranch.



Located within 2 ½ hours of four of the largest cities in the country..... Houston, Austin, San Antonio and Dallas/Ft. Worth. Centrally located in Milam County, just Northeast of Cameron in Jones Prairie. Only about 45 minutes to Bryan/College Station or Temple and a little over an hour to Waco.



Call today to schedule your personal tour of this beautiful and productive ranch property. Shown By Advanced Appointments Only to Qualified Buyers.....For showing appointments contact **Connie Dent (979)229-7804 or Karen Gray (979) 777-3960 cell**

\$ 8,450,000.00

Exclusively Offered by:



Cunningham Real Estate

1205 S. Market St - Hearne, TX 77859

www.CunninghamRealEstate.com

(979) 279-2757

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